

## CHAPTER 4 LAND USE AND HOUSING

### 4.1 SETTING

DeWitt Center is located in the North Auburn area of unincorporated Placer County. The DeWitt Center Study Area encompasses approximately 180 acres, bound on the east by vacant land adjacent to State Route 49, Bell Road on the north, Atwood Road on the south, and rural residential land uses on the west. This location is approximately three miles northwest of the City of Auburn downtown area. The project site and vicinity are shown in *Figure 2-1* in CHAPTER 2, PROJECT DESCRIPTION.

The property, as shown in *Figures 2-1* and *2-3*, is situated within the *Auburn/Bowman Community Plan* (Placer County 1994a) area. The *Auburn/Bowman Community Plan* area encompasses approximately 40 square miles at the base of the Sierra Nevada foothills. This area has rapidly developed during the past 15 years, with land use patterns shifting from rural residential and agricultural to more urbanized residential, commercial, and public uses. The project site is also within the City of Auburn's sphere of influence—the City's General Plan designates the site for mixed use development and public uses.

#### Existing Land Uses

##### *Project Area*

DeWitt Center is located on a ridge at an elevation of 1,400 feet above mean sea level, while elevations range between 1,375 and 1,435 feet across the study area. Located in the county seat of North Auburn, DeWitt Center is the primary government center for Placer County, providing space for 1,917 employees. In addition, some services are provided in smaller government centers in the County, including the Tahoe Administrative Center, Placer County Administrative Center (on Fulweiler Avenue in Auburn), and leased facilities in south Placer County.

DeWitt Center was originally constructed between 1943 and 1945 as a military medical hospital, known as DeWitt General Hospital. Following World War II, ownership of DeWitt Center was transferred to the State of California for use as a mental hospital. DeWitt Center was purchased by Placer County in 1972 upon the closure of the onsite mental hospital and has served as a government center since that time.

The majority of the study area—approximately 80%—is currently developed. The majority of the undeveloped land is located in the western portion of the DeWitt Center Study Area. In the central portion, the landscape transitions from disturbed oak woodland to developed areas. A decommissioned wastewater treatment plant, the animal shelter, Juvenile Hall, and Main Jail are located in the central portion of DeWitt Center. The eastern portion supports a mix of government and commercial land uses, housed within a complex of the original buildings constructed onsite. Much of the original architecture still exists at the DeWitt Center. As such, the existing development primarily consists of one and two-story brick barracks-style buildings interspersed with open areas and some new County facilities (see *Figure 2-2*).

As discussed in the DeWitt Center Existing Conditions Report (NFA/URS 2002), the integrity of the DeWitt General Hospital has been generally maintained despite continuing development at

DeWitt Center. Most of the original buildings and roadway alignments located between Richardson Drive and First Street are still intact, and limited areas with rural atmosphere continue to exist within and in the vicinity of DeWitt Center. Some modifications have been made to building exteriors (e.g., demolition of connecting corridors, construction of entry structures and ramps, painting and replacement of doors and windows), along with further improvements and alterations to building interiors. Despite these changes, the overall context and period architecture have remained intact, thus making the central portion of DeWitt Center potentially eligible for listing on the National Register of Historic Places and the California Register of Historical Resources as a Historic Architecture District.

Bell Gardens Apartments, an apartment complex consisting of six dormitory-style buildings, was built as part of the military hospital in the 1940s. Two of the six buildings are vacant, two are fully occupied, and the remaining two buildings contain 13 occupied units. The proposed project would not impact the two buildings that are fully occupied, but would demolish the two vacant buildings and the two partially occupied buildings. The occupied units are managed by a firm under contract with the County. Rents for the units proposed for demolition (four one-bedroom and nine two-bedroom units) range from \$318 to \$400 per month and provide affordable housing for 13 low- and very low-income households.

Including the existing Bell Gardens Apartments, DeWitt Center contains approximately 196,000 square feet of land uses associated with residential and residential/institutional uses. This total also includes the children's emergency shelter, women's center, Juvenile Hall, and Main Jail. The County leases approximately 166,000 square feet of building space at DeWitt Center to a variety of commercial businesses.

### **Surrounding Area**

Most lands surrounding DeWitt Center are also heavily developed, as seen in the aerial photograph in *Figure 2-2*. Rural residential land uses and vacant parcels exist west of DeWitt Center. A low- to medium-density subdivision, Atwood Ranch Unit III, is proposed for development south of DeWitt Center. The EIR for this subdivision is currently under review by Placer County. South of the eastern portion of the project area is medium-density residential development, with a mixture of multiple-family, single family, and office-professional land uses to the southeast. Vacant land exists between the eastern boundary of the study area and SR 49. This land is proposed as the site for a Home Depot store. That project is the subject of an EIR being prepared on behalf of the Placer County Planning Department. To the northeast of the project area (adjacent to SR 49), land uses are primarily urban, including commercial and professional office land uses. North of the project site, across Bell Road, are largely professional office land uses, mainly medical offices, and some high-density residential developments. Adjacent to the northwestern boundary of DeWitt Center is a self-storage warehouse facility and medium-density residential subdivision.

## **Existing General Plan and Zoning Designations**

### **Project Area**

The project area is located within the Plan area of the *Auburn/Bowman Community Plan*. This Plan designates DeWitt Center as Mixed Use, and specifically discusses the "Development Vision" for the site on pages 49 through 53. As described in **CHAPTER 2, PROJECT DESCRIPTION**, DeWitt Center includes the vacant land between the developed portions of the Center and SR

49; however, that land is not a part of the DeWitt Government Center Facility Plan nor is it evaluated in this EIR as part of the study area. The Community Plan Development Vision for DeWitt Center addresses the entire DeWitt Center property. The Development Vision includes development of retail/service commercial on the parcels closest to SR 49, replacement of the existing barracks-style buildings with modern office buildings laid out to form a core professional office area, location of justice/law enforcement land uses west of Richardson Drive, and new development of residential (emergency and transitional shelter) land uses on the western boundaries of DeWitt Center. There also is an Open Space area in the southwest portion of the project area, corresponding to the location of two open water ponds onsite.

Zoning designations throughout and adjacent to DeWitt Center are shown in *Figure 2-4*. Most of the project area carries the Dc (Design Scenic Corridor) designation in addition to a land use zone designation. The Dc designation indicates that projects within this zone district must obtain Design Review approval before building permits can be issued. Zone designations within the project area include: C3-Dc (Heavy Commercial), OP-DR-Dc (Office Professional, Development Reserve), CPD-Dc (Commercial Planned Development), and OS (Open Space).

Permitted uses requiring zoning clearance within the OP district include schools, caretaker and employee housing, banks, medical and other offices, and storage. Permitted uses in the C3 district include a range of public, retail, and service uses; as well as a limited number of residential and infrastructure uses. Schools, manufacturing, and vehicle service land uses require Use Permits within the C3 district. Permitted uses in the CPD district are very limited. Uses such as medical services, offices, retail, mini-storage, recreation, and education require issuance of a Conditional Use Permit.

### **Surrounding Area**

Community plan designations adjacent to DeWitt Center include Professional Office and Commercial to the northeast and Low- to Medium-Density Residential to the north and northwest. To the south of the project site is a mixture of Rural Residential and Medium-Density Residential land use designations. The eastern and southeastern boundary includes land-use designations for Mixed Use and Medium-Density Residential. These designations are shown in *Figure 2-3*.

Zoning designations adjacent to DeWitt Center are shown in *Figure 2-4*. Most of the adjacent areas also carry the Dc designation, as discussed above. Lands to the east of the project area carry the following zoning designations: CPD-Dc (Commercial Planned Development), C2-Dc (General Commercial), C3-UP-Dc (Heavy Commercial, Conditional Use Permit Required), RM-DL-6 (Multiple Family, maximum density of 6 units per acre), and OP-Dc (Office Professional). Lands to the south of DeWitt Center are primarily zoned for residential development at various densities from 1 to 10 dwelling units per acre, including RM-DL-10 (with and without an additional PD-10 designation) and RS-AG-B-40-PD-1. Small areas zoned OP-Dc also exist south of the site. Lands to the west are zoned for rural residential land uses with minimum lot sizes of 1-acre or more (RS-AG-B-4.3 and RS-AG-40-PD-1), and lands to the north mainly carry zone designations of OP-DR-Dc and C3-Dc.

### **Land Development Trends**

There has been significant growth over the last 15 years within the *Auburn/Bowman Community Plan* area. Major commercial and residential projects are under construction or proposed nearby. Older specialty commercial businesses and rural residences have gradually become surrounded by retail commercial businesses and small-to-mid-size, medium-density residential subdivisions. This type of development along SR 49 and Bell and Atwood Roads has resulted in a mix of rural residential and urbanized land uses, with a tendency towards concentrating urban land uses around SR 49 and a transition to rural uses to the west.

### **Agricultural Lands**

The study area does not support any agricultural activities and is not considered prime farmland, unique farmland, or farmland of statewide importance. The area is not currently under a Williamson Act contract and there are no Williamson Act lands within the vicinity of the project area. Agricultural production in the vicinity is limited to that associated with rural residential households that may raise crops and graze livestock in a limited capacity.

### **Proposed Land Uses**

#### ***Phasing***

There are ten phases to the proposed project, which include demolition and construction activities. Phase A involves relocating residents of Bell Gardens Apartments and subsequent demolition of Buildings 2 through 5 of Bell Gardens and the decommissioned wastewater treatment plant. Phases B through D provide construction of new facilities. Phases E through J involve a combination of transfers of existing staff to the new facilities and demolition of the old buildings as they are vacated. After demolition, areas that remain vacant will be revegetated to avoid impacts related to hydrology, geology, air quality, and aesthetics. These are discussed in detail under the chapters associated with these resources. Because this section addresses proposed land uses, only construction phases (Phases B, C, and D) are discussed in further detail below.

#### ***Open Space and Demolition***

There is a permanently designated open space area that transects the western portion of the project area. The proposed project will not result in any alterations to this open space. Buildings 15 through 18, 204B, 205B, 206B, 207A&B, and 212A&B through 217A&B are scheduled for demolition without replacement construction. While there are no immediate plans for construction in these open areas, it is anticipated that they will be developed as part of future facility planning and ongoing consolidation of government services at DeWitt Center, and therefore will not remain as open space in perpetuity.

The site proposed for the Land Development Building (LDB) is currently occupied by seven brick buildings—the Sheriff's Department uses three and four are multi-family housing units known as the Bell Gardens Apartments (two are currently vacant). These structures are scheduled for demolition prior to construction of the LDB on this site in Phase B. The Bell Gardens Apartments provide housing that is affordable to low- and very low-income households in Placer County. Demolition of affordable housing requires establishment of relocation plan to ensure that households displaced by this demolition are able to find new

housing. The County worked with an affordable housing consultant group to develop a relocation plan, which was approved by the County Board of Supervisors in March 2003.

### **Phase B**

The LDB is proposed to consist of a new two-story building with a footprint of  $\pm 53,600$  square feet, and  $\pm 43,700$  square feet on the second floor. Approximately 12,000 square feet of paving is proposed to construct a patio around the front entrances to the proposed building. *Figure 2-8* shows the conceptual site plan for the proposed building. The LDB is planned for a variety of office uses, as well as a public hearing room.

Initially, the consolidation of staff at the LDB will result in the transfer of 219 employees from existing DeWitt Center facilities. Approximately 87 employees are to be added by 2010. Departments to be housed in this building include the Building Department, Planning Department, Public Works, Environmental Health, and the Air Pollution Control District. Hours of operation at the LDB will typically be 7:30 a.m. to 6:00 p.m., with occasional after-hours operation when the Planning Commission conducts meetings or there are other public hearings.

### **Phase C**

The proposed Auburn Justice Center (AJC) consists of two new buildings. The primary building will consist of a two-story structure, with  $\pm 36,540$  and  $\pm 30,725$  square feet on the first and second floors, respectively. Approximately 5,000 square feet of paving is proposed to construct a patio area at the front entrance, which will face the intersection of Richardson Drive and B Avenue. Another 4,800 square feet of paving is proposed for an employee-use patio between the building and the parking lot. A  $\pm 27,960$  square foot Ancillary Building will provide space for training, a practice shooting range, and storage facilities.

Construction of the AJC will accommodate the transfer of 203 employees from other DeWitt Center facilities. Approximately 29 new employees are expected by 2010. The majority of employees in the Sheriff's Department work shifted hours, including non-peak hours, while some employees in other departments and the Sheriff's Department work standard hours (8:00 a.m. to 5:00 p.m.). Of the staff to be housed at the AJC,  $\pm 75$  employees will work standard hours, and  $\pm 128$  will work shifted hours.

### **Phase D**

An existing vacant area is planned for transitional housing, but will not function as permanent residences. The site has been designated to provide up to ten transitional housing dwelling units (approximately 800 square feet each), as well as emergency shelter facilities for up to 30 and 35 clients at the Children's Emergency Shelter (CES) and Women's Center (WC) facilities, respectively.

The County will not undertake construction of the WC facilities, but will provide rough site grading and provision of infrastructure (i.e., water and sewer lines). Architectural and engineering plans for the CES have not yet been developed; therefore this EIR provides a programmatic level evaluation of this facility. Construction and operation of the WC, which will be the responsibility of a non-profit service provider, are also evaluated at the programmatic level in this EIR, as these actions are a component of the County's proposed

Facility Plan. Subsequent project-level review of each project in accordance with CEQA would be conducted prior to construction.

A preliminary site plan for the CES and WC is shown in *Figure 2-8*. The CES facilities are proposed to be located in the central portion of the site, with the WC located north of the CES. The CES requires approximately 12,500 square feet of residential space, including bedrooms, bathrooms, common living areas, and kitchen, laundry, and storage facilities. All bedrooms are proposed to be multiple occupancy, with shared living spaces for every four bedrooms. Administration facilities, including office space for supervisors and social workers, and mechanical equipment rooms require an additional  $\pm 2,500$  square feet. Another  $\pm 5,500$  square feet are required for educational facilities, which are proposed to include two classrooms, two restrooms, staff areas, storage, and a small gymnasium. Preliminary plans show construction of one residential/administrative building and a separate educational facility building. The educational facilities will be shared with the WC.

The WC facilities are proposed to include a  $\pm 8,000$  square foot core facility that will house the WC administration, program facilitation, food service, counseling, and up to 25 emergency shelter beds. In addition up to ten independent living units of approximately 800 square feet each are planned. The living units will be constructed as multi-family units (i.e., duplexes) north of the core facility. The building styles will incorporate residential features and minimize any institutional appearances. Depending on funding, the units may be constructed in phases.

Construction of the CES and WC projects will result in the transfer of 16 staff from other DeWitt Center facilities. Approximately 13 new staff are expected by 2010 in total for both facilities.

## **4.2 REGULATORY FRAMEWORK**

California Planning law dictates that all land use decisions must be consistent with the implementing jurisdiction's adopted general plan. Land use, housing, and development policies for the County's unincorporated area are generally governed by the *Placer County General Plan* (Placer County 1994b) and the *Placer County Zoning Ordinance* (Placer County 2002). However, more specific guidelines for land use and development in North Auburn, specifically including DeWitt Center, are discussed in the *Auburn/Bowman Community Plan*. The DeWitt Government Center Facility Plan project must be consistent with these goals and policies. It also falls under the jurisdiction of the *Placer County Airport Land Use Compatibility Plan* (Shutt Moen Associates 2000) and the *North Auburn Community Development Strategy and Design Guidelines* (Mogavero Notestine Associates and Hausrath Economic Group 2002). This section identifies the policies from these planning documents that apply to the DeWitt Government Center Facility Plan project. A discussion of the project's consistency with these policies is included later in this chapter.

### **Auburn/Bowman Community Plan**

The Community Development Element of the *Auburn/Bowman Community Plan* contains goals and policies governing development in the project vicinity. Below is a list of land use policies applicable to the DeWitt Government Center Facility Plan project.

**Goals III.B.2**

- b. Provide residential densities and development patterns which maximize transportation opportunities.
  - c. Maintain compatibility between neighboring land uses.
  - i. Assure that all buildings sites and residences are developed in a manner minimizing disturbance and maximizing preservation of natural beauty and open space.
  - l. Provide for the grouping or clustering of residential buildings where this type of development will maximize the opportunity to preserve significant natural resources, natural beauty, or open space without generally increasing the intensity of development otherwise possible.
  - m. Preserve and maintain the rural character and quality of the outlying areas. Factors that contribute to this rural character include the predominance of native vegetation (both in the lower oak grasslands and mixed pine forests) and openness; the de-emphasis on “urban” type improvements, such as street lights and sidewalks; a close interrelationship between people and nature; a harmonious coexistence between residential and agricultural uses; a variety of large-lot residential densities; and a sense of land stewardship that is fostered by the preservation of large (a minimum of 2.3 acres) parcels.
- B.3.a Encourage logical expansion of the area by developing infill areas and those lands lying closest to existing developed areas before extending into outlying areas.
- B.3.b Conservation and rehabilitation of existing areas is a priority.
- B.3.d Promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.
- B.3.i Intensity of use of individual parcels and buildings should be governed by considerations of: health and safety; impacts on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions; and protection of natural land characteristics.
- B.3.j The retention of important open space features is critical to the future quality of life in the Plan area. Valuable natural features, such as streams, and stream corridors, scenic corridors, meadowlands, ridge tops, and significant stands of trees shall be preserved and protected through project design.
- B.3.o Encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments.

### Goal III.C.2

- a. Encourage new development in the Auburn/Bowman area to contribute to the creation of a mixed-use, compact, readily identifiable foothill town while maintaining the existing rural character of the area outside urban boundaries
- d. Encourage the development of industrial, commercial, and residential projects which complement the rural nature of the area.
- e. Encourage compatibility between neighboring land uses.
- g. Create residential development which encourages the following elements: human interaction, bicycle and pedestrian circulation, and the creation of a neighborhood identity and/or focus (i.e., parks, schools, natural open space areas, creeks, sites of historical or archeological significance, etc.) within the proposed development and surrounding environment.
- j. Preserve the natural land forms, natural vegetation, and natural resources of the area as much as possible. It is recognized that development of commercial, industrial, and higher density residential uses can result in the loss of naturally occurring amenities. Where this is allowed to occur, adherence to a set of community design guidelines should assist in mitigating such impacts.
- l. Implement zoning and subdivision controls which protect and preserve significant natural, open space, and cultural resources in the Auburn/Bowman Community.

- C.3.a.1 When appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.
- C.3.a.2 Property should be developed with a minimum disturbance to the natural terrain. Natural drainage channels and swales should be preserved in-lieu of creating artificial drainage systems and creative and innovative building techniques to construct buildings suited to natural hillside surroundings shall be encouraged.
- C.3.a.3 Landscaping should be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant material is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.
- C.3.a.5 Commercial and residential site layouts should be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage;



- pedestrian walkways should be provided between commercial and residential areas.
- C.3.a.6 Sites shall be designed and developed to provide safe, convenient, pleasant access for pedestrians, bicyclists, and motorists as well as equestrians in some areas.
- C.3.a.7 Roads should follow natural topography wherever possible to minimize cutting and grading.
- C.3.a.8 Where possible, preserve native trees and support the use of native and/or drought tolerant plant materials in all revegetation/landscaping projects.
- C.3.a.9 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point in community design.
- C.3.a.10 Protect the scenic corridors of I-80, Highway 49, Bell Road, Dry Creek Road, Mt. Vernon Road, and Christian Valley Road to preserve existing vistas of the American River Canyon, the Sierra Nevada Mountain Range and other local views, which are important to maintaining the community's identity from inappropriate development. These scenic corridors are special areas of concern for protecting hillside and ridgelines. Although it is acknowledged that commercial, industrial, and multi-family projects may have intensive development impacts, projects in these scenic corridors should be designed to minimize disturbance to significant hillside and ridgeline areas. Each project site will be reviewed on a case-by case basis during the development review process to determine if special design elements need to be incorporated into the project.
- C.3.a.11 Encourage and utilize existing programs for protection and enhancement of scenic corridors, including but not limited to, design review, sign control, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- C.3.a.16 Buildings located outside of the major commercial and industrial areas should be of a size and scale conducive to maintaining the rural atmosphere of the Auburn/Bowman area. The architectural scale of non-residential buildings, as differentiated from size, should be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings should generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter for pedestrians.
- In major commercial and industrial areas it is recognized that large buildings will be constructed that are not residential in size or scale. In these areas compliance with adopted Design Guidelines will assist in minimizing such project's impacts on the community.

In addition to the policies listed above, this analysis also takes into consideration the Land Use section of the *Auburn/Bowman Community Plan*, which specifically describes the anticipated land uses and densities on the project site in the following manner:

The County is in a unique position due to its ownership of the Dewitt Center property with regard to promoting and shaping the development of the area. An underlying assumption in the creation of the Dewitt Center as a mixed-use area is that a large portion of the County's facilities will remain at the Dewitt Center and that the area surrounding the Dewitt Center will continue to develop. Further, it is recognized that development within the Plan area should occur in areas, which are served by existing infrastructure. Dewitt fills this requirement since much of the infrastructure needed to realize the areas development vision exists today.

The Dewitt Center is attractive as a mixed-use area because of its proximity to existing major access routes, namely I-80 via Bell Road and Highway 49. It is recognized that as the Dewitt Center develops, the need for an adequate circulation system will be necessary. Although the design of the Dewitt Center lends itself to public transportation, walking, and biking, it is also recognized that the prominent form of transportation will remain the private automobile. Many of the existing roads accessing the Dewitt Center can be incorporated into an improved road system for the area.

### **Placer County General Plan**

The *Placer County General Plan* contains policies governing development within unincorporated Placer County. Below is a list of land use policies applicable to the DeWitt Government Center Facility Plan project.

- Goal 1.A** To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.
- 1.A.1 The County will promote the efficient use of land and natural resources.
- 1.A.2 The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- Goal 1.F** To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.
- 1.F.1 The County will encourage the concentration of public and quasi-public facilities. New and expanded government offices and other professional offices should be encouraged to locate on land near existing government offices.
- 1.F.2 The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environmental hazards.

- Goal 1.I** To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.
- 1.I.1 The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Developments (CPD) provisions of the *Zoning Ordinance* can be used to allow flexibility for this integration with valuable site features.
- 1.I.2 The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.
- Goal 1.M** To work toward a jobs-housing balance.
- 1.M.1 The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- Goal 6.D** To preserve and protect the valuable vegetation resources of Placer County.
- 6.D.1 The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.
- 6.D.2 The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.
- 6.D.3 The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 6.D.13 The County shall support the preservation of native trees and the use of native, drought-tolerant plant material in all revegetation/landscaping projects.

The General Plan's *Housing Element* includes policies and programs intended to provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents. The Housing Element provides policies related to affordable housing and emergency shelter applicable to the DeWitt Center project:

- Goal 2.C** To conserve the County's current stock of affordable housing.
- 2.C.6 The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and

tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.

**Goal 2.F** To eliminate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

2.F.2 The County will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.

### **Placer County Zoning Ordinance**

The *Placer County Zoning Ordinance* more specifically dictates the land uses and development densities allowed within unincorporated areas of Placer County. Proposed land uses and densities are required to be consistent with the current zoning designations for a project site.

### **North Auburn Community Development Strategy and Design Guidelines**

The goal of the *North Auburn Community Development Strategy and Design Guidelines* (Mogavero Notestine Associates and Hausrath Economic Group 2001) is to identify economic opportunity uses and sites and link them in an overall strategy for business attraction, expansion, and revitalization. The document delineates how particular projects or particular sites may function as catalysts to create a momentum for further growth. (Note: The *North Auburn Design Guidelines* were adopted by resolution on September 24, 2002 by the Placer County Board of Supervisors; the “Community Development Strategy” portion of the document is intended to serve as background information in the decision-making process for North Auburn development projects.) This planning document applies to the DeWitt Center Government Facility Plan project from the standpoint of design guidelines (rather than specific development strategies included in the document) and is discussed in **CHAPTER 5, AESTHETICS**.

### **Placer County Airport Land Use Compatibility Plan**

The *Placer County Airport Land Use Compatibility Plan* (Shutt Moen Associates 2000) contains policies governing development near the Auburn Municipal Airport. The northeastern corner of the proposed project falls within the boundaries of *Compatibility Zone C2* and the remainder in *Compatibility Zone D*. Below is a list of the land use policies, or excerpts of policies, that are applicable to the DeWitt Government Center Facility Plan project.

1.4.1 *Principal Compatibility Concerns*—The Commission is concerned only with the potential impacts related to:

- (a) Exposure to aircraft noise;
- (b) Land use safety with respect both to people on the ground and the occupants of aircraft;
- (c) Protection of airport airspace; and
- (d) General concerns related to aircraft overflights.

1.5.3 *Major Land Use Actions* – The scope or character of certain major land use actions, as listed below, is such that their compatibility with airport activity is a potential concern. Even though these actions may be basically consistent with the local general plan or specific plan, sufficient detail may not be known to enable a full airport compatibility evaluation at the time that the general plan

or specific plan is reviewed. To enable better assessment of compliance with the compatibility criteria set forth herein, ALUC review of these actions may be warranted.

(a) Actions affecting land uses within any compatibility zones except *Zone D*.

3. Any discretionary development proposal for projects having a building floor area of 20,000 square feet or greater unless only ministerial approval (e.g., a building permit) is required.

7. Proposals for new development (including buildings, antennas, and other structures) having a height of more than:

- 35 feet within Compatibility Zone B1, B2, or a Height Review Overlay Zone;
- 70 feet within *Compatibility Zone C1*; or
- 150 feet within *Compatibility Zones C2 or D*.

2.4.1 *Primary Land Use Compatibility Criteria*—The primary criteria for assessing whether a land use plan, ordinance, or development proposal is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in Chapter 3.

2.4.2 *Parcels Lying within Two or More Compatibility Zones*—For the purposes of evaluating consistency with the compatibility criteria set forth herein, any parcel which is split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line. However, the intensity of development allowed within the more restricted portion of the parcel can (and is encouraged to) be transferred to the less restricted portion even if the resulting development in the latter area then exceeds the criteria for that compatibility zone.

4.2.3 *Land Uses of Particular Concern*—Land uses of particular concern are ones in which the occupants have reduced effective mobility or are unable to respond to emergency situations. Children's schools and day care centers (with 7 or more children), hospitals, nursing homes, and other uses in which the majority of occupants are children, elderly, and/or handicapped shall be prohibited within all *Compatibility Zones* except *Zone D*.

(a) This general policy may be superseded by airport specific policies (see Chapter 3).

(b) Hospitals are medical facilities which include provision for overnight stays by patients. Medical clinics are permitted in *Compatibility Zones C1 and C2* provided that these facilities meet the maximum intensity standards found in Table 2A, *Primary Compatibility Criteria*.

4.3.2 *Height Restrictions*—The height of objects within the influence area of each airport shall be reviewed, and restricted if necessary, according to the following criteria. The locations of these zones are depicted on the respective *Compatibility Map* for each airport.

(d) Within *Compatibility Zone C2* or *Compatibility Zone D*:

- (1) Generally, there is no concern with any object up to 150 feet tall unless it is located on high ground or it is a solitary object (e.g., an antenna) more than 35 feet above the ground.

### 4.3 IMPACTS

#### Significance Criteria

According to the *CEQA Guidelines*, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. As provided for in Appendix G of the *CEQA Guidelines*, a land use impact would be significant if implementation of the proposed project:

- Conflicts with adopted land use or environmental plans and goals of the community where it is located;
- Disrupts or divides the physical arrangement of an established community (including loss of affordable housing);
- Conflicts with established recreational, educational, religious, or scientific uses of the area;
- Creates land use incompatibility; or
- Converts prime agricultural land to nonagricultural use or impairs the agricultural productivity of prime agricultural land.

#### ***Impacts Determined To Be Less than Significant***

***Disrupt or Divide the Physical Arrangement of an Established Community (Including Loss of Affordable Housing).*** While the proposed project includes demolition of existing structures and reorganization of land uses throughout the study area, the proposed construction and demolition will not change the overall land uses within or adjacent to DeWitt Center. Therefore, it is not anticipated that the proposed project would divide or disrupt the physical arrangement of the established community.

Placer County evaluated the continued residential use of Bell Gardens in 1997-98 and concluded that, “some of the buildings at Bell Gardens would eventually need to be demolished” (Pacific Relocation Consultants [PRC] 2003). This demolition and tenant relocation has been identified as two of the project components in the DeWitt Government Center Facility Plan.

Buildings 2 and 3 of the Bell Gardens Apartments presently provide affordable housing for 13 low- and very low-income households. Therefore, this analysis focuses on the loss of 13 affordable units in north Auburn and the impacts to these households as a result of the proposed building demolition.

#### ***Housing Affordability***

Housing is considered affordable when monthly housing costs, including utilities and all fees for housing services do not exceed 30 percent of a household’s gross monthly income

(California Health & Safety Code Section 50052.5). This guideline is particularly directed to low-income households (those earning 80 percent or less of the County median income) and very low-income households (those earning 50 percent or less of the County median income) as defined by the U.S. Department of Housing and Urban Development (HUD). Table 4.1 provides the Placer County income limits for determining housing affordability.

**Table 4.1**  
**Placer County Income Limits by Household Size**

Income Group	Household Size (persons per household)							
	1	2	3	4	5	6	7	8
Very low	\$20,950	\$23,900	\$26,900	\$29,900	\$32,300	\$34,700	\$37,100	\$39,450
Low	\$33,500	\$38,250	\$43,050	\$47,850	\$51,650	\$55,500	\$59,300	\$63,150
Median	\$41,850	\$47,850	\$53,800	\$59,800	\$64,600	\$69,350	\$74,150	\$78,950
Moderate	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500	\$83,250	\$88,950	\$94,700

Source: California Department of Housing and Community Development 2003

The North Auburn area remains relatively affordable as a source of housing when compared with the Bay Area. However, as the region has continued to attract higher paid Sacramento and Bay Area commuters and retirees, demand for land and housing has increased, consequently driving up housing costs. Using the Placer County income limits from above, Table 4.2 applies California's 30-percent rule for housing affordability, as described above, to determine housing affordability in Placer County for each income group according to household size.

The average cost of a 2-bedroom apartment in the Auburn area is \$827 per month ([www.homestore.com](http://www.homestore.com)), which is approximately twice the cost of housing at Bell Gardens Apartments. Using the 30-percent affordability criterion, a household would require a gross annual income of no less than \$33,080 for this rental unit to be considered affordable.

**Table 4.2**  
**Housing Affordability (Maximum Monthly Housing Cost)**

Income Group	Household Size (persons per household)							
	1	2	3	4	5	6	7	8
Very low	\$524	\$598	\$673	\$748	\$808	\$868	\$928	\$986
Low	\$838	\$956	\$1,076	\$1,196	\$1,291	\$1,388	\$1,483	\$1,579
Median	\$1,046	\$1,196	\$1,345	\$1,495	\$1,615	\$1,734	\$1,854	\$1,974
Moderate	\$1,256	\$1,435	\$1,615	\$1,794	\$1,938	\$2,081	\$2,224	\$2,368

Source: North Fork Associates 2003

### **Vacancy Rate**

While apartment vacancy rates remain relatively balanced in Placer County overall — in keeping with the desired range of five to six percent — Census data show that the supply of rental units in the Auburn area is barely meeting demand. The Census 2000 (U.S. Census Bureau), reports that the rental vacancy rates for the North Auburn area and City of Auburn are 3.3 and 2.4, respectively. Homeowner vacancy rates are lower yet, with a 1.2 vacancy rate in north Auburn and a 0.7 vacancy rate within the Auburn city limits. These low vacancy rates largely account for the high cost of rental and for-purchase housing in the area.

### **Availability of Affordable Housing**

A housing resource survey was conducted by PRC in September 2002 to identify available units within the general vicinity of the proposed project area (i.e., a five-mile radius). The resources survey identified eight (8) one-bedroom units (duplexes and apartments), and 24 two-bedroom units (condominiums/townhomes, duplexes, and apartments) that were available for rent in September 2002.

One bedroom market rents in duplexes ranged from \$500 to \$810 per month, with a median rental cost of \$775 per month. Two-bedroom market rents ranged from \$700 per month (for an apartment) to \$1,025 per month for a condominium/townhome. Median monthly rent for all two-bedroom units was \$825.

Table 4.3 provides a list of currently scheduled and proposed multi-family development projects that could be considered affordable to low- and very low-income households when constructed. All of these rental units are in the north Auburn area with access to bus service and medical facilities.

**Table 4.3**

#### **Current and Potential Future Development Projects with Affordable Housing Units**

<b>Project Name</b>	<b>Number of Units</b>	<b>Affordability Information</b>
<b>Currently Scheduled Development Projects</b>		
Nevada Street Apartments	80	Eleven units at 35% of median income and remainder at 60% of median income
Silver Bend Apartments	72	Rent range is still undetermined; if it isn't all at 60% of median income or lower, it would be some combination of that and market rate, but likely will be all affordable housing.
Cimarron Ridge	182	Twenty percent of units will be market rate; the remainder will be a mix of very low-, low- and median-income affordability. This project is at least two years away from being constructed.
<b>Potential Future Development Projects</b>		
Gateway Apartments		A possible property exchange between a portion of County-owned DeWitt Center property and privately owned land at Gateway and Plaza could result in 30 to 60 units at Gateway and Plaza. A minimum of 49 percent of the units would be affordable, per County requirements.
Blue Oaks Apartments		Proposed 99 unit complex on six acres
Other market-rate proposed projects might use the density-bonus provision of the Placer County Zoning Ordinance to construct affordable units.		
There is a proposal to expand the Countywide inclusionary ordinance to apply to all new construction of six units or more. Currently the ordinance applies to new construction of 100 units or more.		

Sources: Auerbach, Housing Coordinator, Placer County Redevelopment Agency, pers. comm. April 2003

Spann, Affordable Housing Development Corporation, pers. comm. April 2003

Economic & Planning Systems November 2002



## **Relocation Plan**

Placer County will provide relocation assistance to the residents of Bell Gardens Apartments by implementing its *Relocation Plan for Residents of Buildings 2 & 3 of the "Bell Gardens" 11460, 11470, 11480 and 11490 "A" Street Multifamily Housing Complex, Auburn, California*. This plan was prepared by PRC and approved by the Placer County Board of Supervisors on March 18, 2003.

To implement the relocation plan, specific relocation preferences and options would be discussed with each household. In general, enactment of the relocation plan, as part of Phase A of the proposed project, would involve providing rental assistance payments and moving expense payments, as well as relocation advising for the nine households who occupied the buildings prior to November 30, 1997. The remaining four households, who occupied the buildings after November 30, 1997, waived "relocation costs" as a condition of occupancy. However, these households still would receive relocation advising, along with compensation for their "out of pocket" moving expenses (PRC 2003).

Adequate funds will be made available to accommodate the payment of all required relocation benefits. Cases will be monitored individually to ensure that displacement does not result in different or separate treatment of households. Implementation of the relocation plan will be in compliance with the applicable standards and provisions as set forth in state and federal law, including the Federal Fair Housing Amendments Act, the American with Disabilities Act, Title VI and VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act. Bi-lingual relocation representatives will be available to assist all displaced households.

## **Conclusion**

According to PRC, there are sufficient numbers of dwelling units available on the open market to accommodate the prospective displaced households. While the typical "turnover" rate within the market is not sufficient to assume an adequate supply of replacement housing, applying the 1.2 vacancy rate presently within north Auburn for rental units shows that, statistically, there will be more than 60 rental units available at any given time on the open market. This does not include multi-family projects that are currently under construction or being proposed for development in the near future.

Placer County's relocation plan will compensate all displaced households to ensure affordability of comparable (or better) housing. The amount of financial assistance is prescribed by state and federal laws—the exact amount for each household will be determined by a formula based on several factors, as described in the relocation plan.

Based on the availability of housing, affordability of units in the area, and full implementation of the relocation plan as part of the proposed project, the demolition of Bell Gardens and relocation of 13 low- and very low-income households is expected to result in a less than significant impact.

***Conflict with Established Recreational, Educational, Religious, or Scientific Uses of the Area.*** Existing facilities at DeWitt Center currently operate without apparent conflict in the vicinity of two elementary schools, several churches, and a multitude of medical offices. Because the proposed project will not change the type of land uses at DeWitt Center, it is not anticipated to

adversely affect any established recreational, educational, religious, or scientific uses of the area. There is one school within the area proposed for demolition – Alder Grove School in Building 216A. The County will work with the Placer County Office of Education to understand the specific facility needs of this school and will assist in identifying alternative locations for this facility.

**Create a Land Use Incompatibility.** Because the land use for the proposed project will not change from its existing use, the proposed project is not anticipated to create any land use incompatibility. The purpose of the project is to consolidate and centralize existing facilities and provide staff currently in overcrowded and outdated facilities with modern working areas sufficient to their space needs. The County will continue to provide the same types of services at DeWitt Center as are currently provided. The proposed construction projects will accommodate increased staffing needs, which are expected to require an additional 180 employees by 2010. There may be short-term impacts associated with construction that could create temporary incompatibilities with surrounding land uses and increased air pollutant emissions. The potential for temporary short-term construction impacts and those impacts that may occur as a result of increased employment levels at DeWitt Center are discussed in CHAPTER 6, TRAFFIC; CHAPTER 7, AIR QUALITY; and CHAPTER 8, NOISE.

**Convert Prime Agricultural Land to Nonagricultural Use or Impair its Productivity.** The project site and surrounding areas do not contain any prime agricultural lands or lands that are under Williamson Act contract, nor will the project affect any adjacent agricultural activities. No significant impact to agricultural activities would occur due to the construction or implementation of the proposed project.

### **Potentially Significant Impacts**

#### **Impact 4.1: Conflict with Adopted Plans and Goals**

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<b>Significance Before Mitigation:</b>	Potentially Significant
<b>Mitigation:</b>	5.1a, 5.1b, 5.1c, 6.1a, 7.1i, 9.1a, 9.1b, 9.1c, 9.2a, 9.2b, 9.2c, 9.3a, 9.3b, 9.3c, 9.3d, 9.4a, 9.4b, 9.4c, 10.2a, 10.2b, 10.2c, 10.2d, 12.2 a and 12.2b
<b>Significance After Mitigation:</b>	Less than Significant

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### **Auburn/Bowman Community Plan**

Table 4.4 provides an analysis of the project's potential inconsistencies with the Auburn/Bowman Community Plan policies and identifies mitigation measures described in this EIR that will ensure the project is consistent with the Community Plan.

**Table 4.4**  
**Inconsistencies with Auburn/Bowman Community Plan Policies**

<b>Policy Number</b>	<b>Policy Text and Discussion of Inconsistencies</b>	<b>Mitigation Measures</b>
III.C.3.a.1	<p>Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.</p> <p><i>The proposed location of the CES and WC projects complies with the first portion of this policy by using the onsite pond as a natural buffer between the governmental and commercial uses in the eastern portion of DeWitt Center and the residential and educational uses of the CES and WC facilities. However, this location requires extension of infrastructure to the western portion of DeWitt Center. The infrastructure would be placed adjacent to the northern side of Atwood Road, which would impact approximately 35 trees along this roadway. The removal of these trees would be inconsistent with the second portion of this policy by removing vegetation along a circulation route. Mitigation is provided through a program of tree replacement.</i></p>	5.1c, 9.1c
III.C.3.a.9	<p>Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.</p> <p><i>Building and facility demolition included in the proposed project includes demolition of several structures of historical and architectural significance. Mitigation measures include a program of documentation and recordation. Additionally, it is important to note that individual structures by themselves are not architecturally significant, it is the identified "district" that is significant. While future demolition of additional structures within the historic district is anticipated, it is also anticipated that representative samples of the buildings will be preserved. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c
IV.B.4.b.4	<p>Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that their concerns are adequately addressed. Review the success of this policy every five years and make changes as appropriate.</p> <p><i>The proposed project includes the filling of 0.46 acres of onsite wetlands. The County has developed a wetland mitigation program that provides for the creation of approximately 0.5 acres of new wetland adjacent to the onsite open water ponds. The mitigation program is subject to approval by the Corps of Engineers and will meet all applicable Corps requirements.</i></p>	9.3a

<b>Policy Number</b>	<b>Policy Text and Discussion of Inconsistencies</b>	<b>Mitigation Measures</b>
IV.B.4.b.7	<p>Provide mitigation where impacts to stream environment zones or wetland areas are unavoidable. Measures shall include but not be limited to the identification of vegetation impacted; the preparation of revegetation plans; and the specific monitoring of plantings to assure that successful mitigation/revegetation has occurred.</p> <p><i>As above, impacts to wetlands will result from the proposed project. The County has developed a wetland mitigation program involving creation of new wetland areas onsite.</i></p>	9.3a
IV.B.5.b.9	<p>Give special consideration to the habitats of rare, threatened, endangered, and/or other special status species in the Plan area. Federal and State agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.</p> <p><i>The onsite open water ponds provide habitat for the western pond turtle (a special status species). This habitat will not be impacted by the proposed project. The oak woodland onsite could support nesting raptors. Mitigation Measure 9.4a requires that pre-construction surveys be conducted and establishes setbacks from any nest trees to ensure avoidance of any impacts to nesting raptors. Three special status bat species could occur in some of the buildings proposed for demolition. As surveys to determine exact species of bats inhabiting these building are impractical, it is assumed that some of the onsite bats are special status species. Mitigation for this impact includes provision of alternative habitat in the form of bat boxes located throughout the oak woodland area, in proximity to the open water ponds, which provide foraging habitat for the bats.</i></p>	9.4a, 9.4b, 9.4c
IV.E.3.a	<p>Identify and protect from destruction and abuse all representative and unique historical, cultural, and archaeological sites and their immediate environment.</p> <p><i>The proposed building and facility demolition includes demolition of buildings that are representative of historic architecture. In addition, new construction within the boundaries of an area potentially eligible for listing as a historic district could result in adverse changes to this historical resource. Mitigation includes recordation, including photographic recordation, of the resources. As above, it is the identified "district" that is significant, not individual buildings. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c

### **Placer County General Plan**

Table 4.5 provides an analysis of the project's potential inconsistencies with *Placer County General Plan* policies and identifies mitigation measures described in this EIR that will ensure the project is consistent with the General Plan.

**Table 4.5**  
**Inconsistencies with Placer County General Plan Policies**

<b>Policy Number</b>	<b>Policy Text and Discussion of Inconsistencies</b>	<b>Mitigation Measures</b>
1.O.6	<p>Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.</p> <p><i>Building and facility demolition included in the proposed project includes demolition of several structures of historic and architectural significance. Mitigation measures include a program of documentation and recordation. As above, it is the identified "district" that is significant, not individual buildings. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c
2.C.6	<p>The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.</p> <p><i>This project could be considered inconsistent with Placer County General Plan housing policy because demolition of the Bell Garden Apartments has been proposed. Although not currently classified as substandard, these units are more than 50 years old. They do not conform to modern standards and are not seismically safe. Therefore, they would require rehabilitation during the timeframe of the DeWitt Government Center Facility Plan (2003-2010). Long-term sustainability of this site as a residential land use, while not specifically incompatible with the surrounding administrative and commercial land uses, is considered unsuitable for this location as DeWitt Center continues to expand on the site due to increased demand for public services.</i></p> <p><i>A relocation plan has been prepared as part of this project, which will be implemented to ensure that tenants are given ample notice, an opportunity to purchase or rent property elsewhere, and relocation assistance. Full implementation of Placer County's relocation plan will compensate all displaced households to ensure affordability of comparable (or better) housing, in compliance with the standards and provisions prescribed by state and federal law.</i></p>	None required (the project includes a relocation plan component)

<b>Policy Number</b>	<b>Policy Text and Discussion of Inconsistencies</b>	<b>Mitigation Measures</b>
3.A.2	<p>Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this <i>Policy Document</i> and, more specifically, in community plans and the County's <i>Highway Deficiencies Report</i>. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.</p> <p><i>The proposed location of the access driveway for the CES and WC facilities is inadequate with respect to sight distance for vehicles entering Atwood Road from this driveway. This presents a safety hazard not consistent with the roadway design and access standards. Mitigation requires improvements to meet minimum sight distance requirements or relocation of the proposed driveway.</i></p>	6.1a
6.A.1	<p>The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this <i>Policy Document</i>). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided.</p> <p><i>The proposed project sites for the CES and WC are adjacent to the onsite open water ponds and associated wetland areas. Preliminary plans for the CES and WC projects include the required setbacks from these sensitive habitats, however final site plans have not been prepared. Mitigation is provided to ensure that final site plans comply with this policy. Future construction of both facilities will be subject to subsequent environmental review.</i></p>	9.3c, 9.3d
6.B.1	<p>The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.</p> <p><i>The proposed project includes the filling of 0.46 acres of onsite wetlands. The County has developed a wetland mitigation program that provides for the creation of approximately 0.5 acres of new wetland adjacent to the onsite open water ponds. The mitigation program is subject to the approval of the Corps of Engineers.</i></p>	9.3a

<b>Policy Number</b>	<b>Policy Text and Discussion of Inconsistencies</b>	<b>Mitigation Measures</b>
6.B.2	<p>The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.</p> <p><i>As above, the proposed project will result in the filling of wetlands. The County has developed a wetland mitigation program to create new wetland areas onsite.</i></p>	9.3a
6.B.3	<p>The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.</p> <p><i>Construction and demolition activities associated with the proposed project could result in siltation of wetland and drainage areas. Mitigation will be provided through the development of a dust/erosion control plan that will incorporate Best Management Practices to limit erosion and prevent siltation and sedimentation of water features.</i></p>	9.3b, 9.3c, 9.3d
6.B.5	<p>The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.</p> <p><i>The project will result in impacts to 0.46 acres of onsite wetlands. The mitigation program provides for creation of approximately 0.5 acres of riparian wetland habitat onsite, adjacent to the open water pond in the western portion of DeWitt Center. The County is working with the U.S. Army Corps of Engineers to obtain approval of the wetland mitigation program.</i></p>	9.3a

<b>Policy Number</b>	<b>Policy Text and Discussion of Inconsistencies</b>	<b>Mitigation Measures</b>
6.C.6	<p>The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.</p> <p><i>The onsite open water ponds provide habitat for the western pond turtle (a special status species). This habitat will not be impacted by the proposed project. The oak woodland onsite could support nesting raptors. Mitigation Measure 9.4a requires that pre-construction surveys be conducted and establishes setbacks from any nest trees to ensure avoidance of any impacts to nesting raptors. Three special status bat species could occur in some of the buildings proposed for demolition. As surveys to determine exact species of bats inhabiting these buildings are impractical, it is assumed that some of the onsite bats are special status species. Mitigation for this impact includes provision of alternative habitat in the form of bat boxes located throughout the oak woodland area, in proximity to the open water ponds, which provides foraging habitat for bats.</i></p>	9.4a, 9.4b, 9.4c
6.D.8	<p>The County shall require that new development preserve natural woodlands to the maximum extent possible.</p> <p><i>The proposed location of the CES and WC will result in impacts to approximately four acres of oak woodland. Mitigation for this impact includes restoration of onsite areas where the oak woodland transitions to ruderal habitat. Ruderal habitats are areas that have previously been disturbed or developed. This mitigation will improve the quality and the size of the existing onsite oak woodland.</i></p>	9.2a
6.D.13	<p>The County shall support the preservation of native trees and the use of native, drought-tolerant plant material in all revegetation/landscaping projects.</p> <p><i>The proposed project will result in impacts to approximately 44 native trees. These impacts are mitigated through compliance with the Placer County Tree Preservation Ordinance, which requires onsite tree planting.</i></p>	5.1a, 5.1b, 5.1c, 9.1a, 9.1b, 9.1c, 7.1i
8.A.3	<p>The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.</p> <p><i>Expansive soils occur in portions of the project area. Mitigation requires compliance with the recommendations included in the site-specific geotechnical investigations for each project site.</i></p>	10.2a, 10.2b, 10.2c, 10.2d



<b>Policy Number</b>	<b>Policy Text and Discussion of Inconsistencies</b>	<b>Mitigation Measures</b>
5.D.6	<p>The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.</p> <p><i>The proposed building and facility demolition includes demolition of buildings that are representative of historic architecture. In addition, new construction within the boundaries of an area potentially eligible for listing as a historic district could result in adverse changes to this historical resource. Mitigation includes recordation, including photographic recordation, of the resources. As above, it is the identified "district" that is significant, not individual buildings. Through implementation of mitigation measures and ultimate preservation of some portion of the historic district, the intent of this policy will be met, although building demolition will remain a significant impact with respect to the provisions of CEQA.</i></p>	12.2a, 12.2b, 12.2c

### ***Placer County Zoning Ordinance***

The proposed project is generally consistent with the *Placer County Zoning Ordinance*. The Zoning Administrator has reviewed the zoning ordinance and determined that the residential, health care, and educational uses associated with the CES and WC projects are conditionally permitted uses in the zone district as they are not specifically identified elsewhere in the ordinance and are similar in character to child/adult day care centers and/or medical services clinics and extended care. Therefore, construction of these projects will require issuance of a Use Permit. This will be evaluated in subsequent project-level environmental review for each facility.

### ***North Auburn Community Development Strategy and Design Guidelines***

As discussed in CHAPTER 5, AESTHETICS, the proposed project is consistent with all relevant goals and policies of the *North Auburn Community Development Strategy and Design Guidelines* policies.

### ***Placer County Airport Land Use Compatibility Plan***

The proposed DeWitt Government Center Facility Plan is consistent with all applicable *Placer County Airport Land Use Compatibility Plan* policies. Policy 4.3.2 *Height Restrictions* indicates that structure heights of more than 150 feet may be incompatible in *Compatibility Zone D*. The proposed AJC includes construction of a 160-foot tall communications tower. Based on consultations with Caltrans Division of Aeronautics and the Foothill Airport Land Use Commission, the allowable height at the proposed location of the tower is 185 feet (pers. comms. Knudsen and Tidman), therefore the proposed 160-foot tower is consistent with airport compatibility regulations. The allowable height is determined by Federal Aviation Regulation Part 77.13(a)(2)(i), which considers the distance of the tower site from the airport runway and the relative ground elevations at the tower site and the runway.

#### 4.4 MITIGATION MEASURES

The project will have less than significant impacts to land use and housing, therefore, no mitigation measures are required for these resource areas. As identified in *Tables 4.4* and *4.5* the proposed project is potentially inconsistent with several policies from the *Auburn/Bowman Community Plan* and the *Placer County General Plan* with respect to other environmental resource areas. Mitigation measures required to bring the project into compliance with all policies are identified in the referenced *Tables* and in each environmental resource analysis chapter, as needed.